

## 1209-13 Chambers Road

14-Unit Income Producing  
Apartment Complex

### Asking Price

\$890,000



#### No. of Buildings:

3

#### Units:

14

#### Unit Mix:

14 - Two Bedrooms, One Bathroom

#### Address:

1209-13 Chambers Rd, Ferguson, MO 63135

#### Summary:

Built in 1960, this 14-unit apartment complex features recently updated 2-bedroom, 1-bathroom units across three buildings. With strong rental income and recent property upgrades including a new roof and parking lot, this investment offers immediate returns and future growth potential.



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# INVESTMENT OVERVIEW

- **Asking Price:** \$890,000
- **Property Details:** Built in 1960, the property has a total of 11,536 square footage across three buildings on a 41,818 square foot lot.
- **Value-Add Potential:** There is opportunity to significantly enhance property value and cash flow by increasing below-market rents to align with current market rates, coupled with optimizing property management efficiencies for improved operational performance. There is the added potential to reduce or entirely eliminate utility expenses by billing tenants for their usage.
- **Unit Details:** All 2-bedroom, 1-bathroom units have been recently updated across three buildings.
- **Spacious Living:** The total building square footage is 11,536, situated on a generous lot of 41,818 square feet or 0.96 acres.
- **Recent Upgrades:** Significant improvements include a roof less than 5 years old and a newly redone parking lot within the past 2 years.
- **Security Features:** Safety is a priority, with onsite cameras located at the complex.
- **Basements & Laundry:** The property includes seven basements, each basement is semi private, with 2 apartments sharing one basement. There are 14 washer and dryer hookups (no machines currently in place).
- **Strong Rental Income:** The current rents total \$8,965/month, with potential for increases.
- **Comparable Sale:** The nearby 2202 Hord, 63136 recently sold for \$60,000 per unit, with each unit rented at \$605 per month. Hord had a gross income of \$72,600, while Chambers currently generates over \$122,220 annually. Chambers benefits from more units, higher rents, and additional rental income potential.



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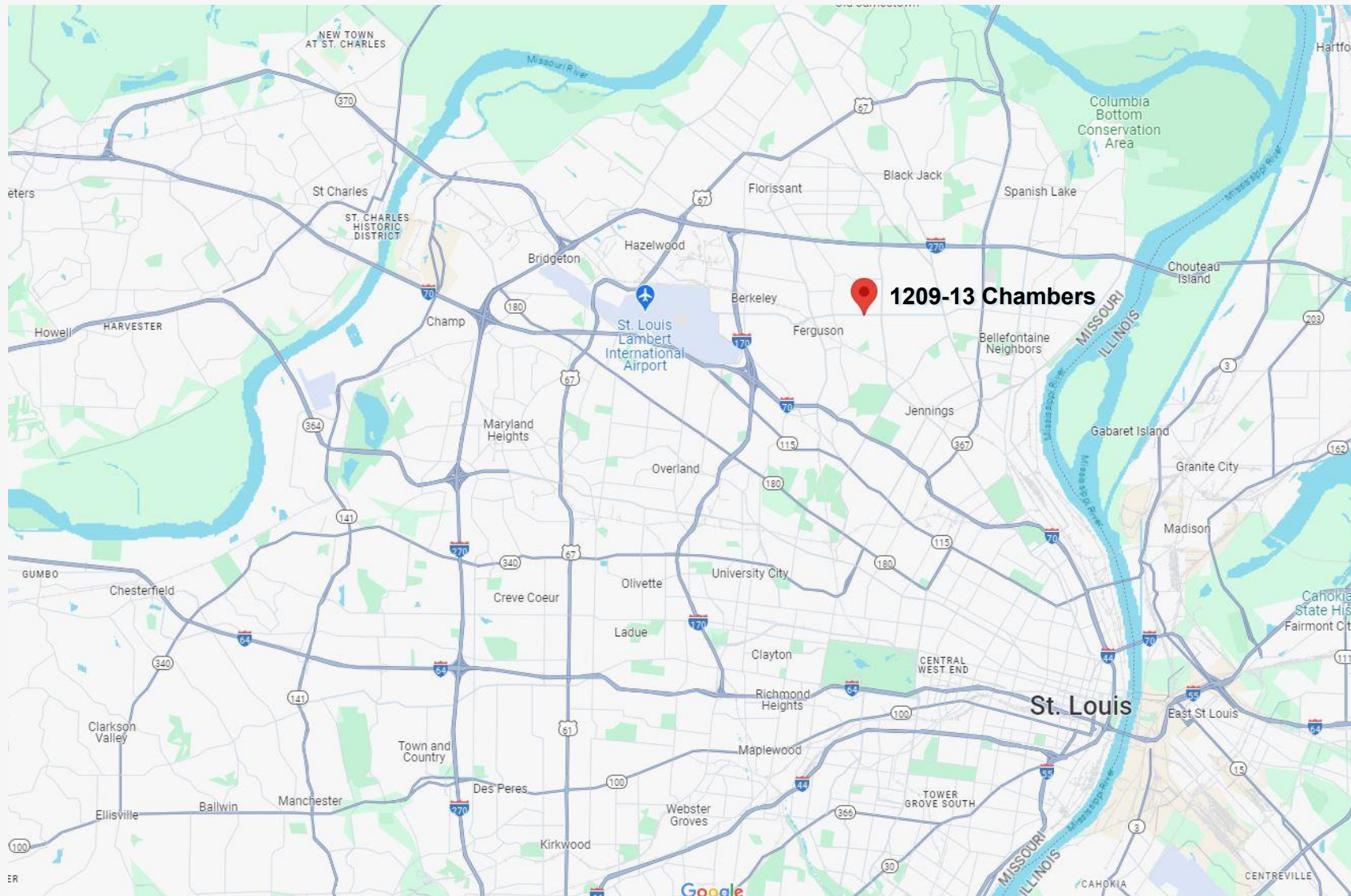
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# MAP



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# NEARBY 2-BEDROOM, 1-BATHROOM APARTMENT RENTALS

Address	Unit Size	Rent
2509 Shirley Avenue, 63136	884 SF	\$1,195
11011 Sugar Pines Ct, 63033	847 SF	\$1,060
11011 Sugar Pines Ct, 63033	965 SF	\$1,010
11011 Sugar Pines Ct, 63033	947 SF	\$970
2155 Hecht Avenue, 63136	822 SF	\$967
1544 Northwinds Estates Drive, 63136	930 SF	\$950
1550 Northwinds Estates Drive, 63136	930 SF	\$950
9556 Glen Owen Drive, 63136	923 SF	\$925
27 Joyce Ellen Lane, 63135	736 SF	\$905
9556 Glen Owen Drive, 63136	792 SF	\$900
2651 Eltarose Drive, 63136	840 SF	\$895
10032 Neville Walk, 63136	840 SF	\$890
1500 S Waterford Drive, 63033	700 SF	\$875
2745 Rottingdean Drive, 63136	960 SF	\$875



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# RENT ROLL

Unit	Unit Size	Lease End Date	Current Lease Rent Amount	Rent Roll with Vacants Rented at \$825	Fully-Occupied at \$825 per Unit	*Pro Forma Rent Amount
1209 - A	2 Beds, 1 Bath	5/31/2025	\$715.00	\$715.00	\$825.00	\$905.00
1209 - B	2 Beds, 1 Bath	2/28/2026	\$800.00	\$800.00	\$825.00	\$905.00
1209 - C	2 Beds, 1 Bath	5/31/2025	\$750.00	\$750.00	\$825.00	\$905.00
1209 - D	2 Beds, 1 Bath	6/30/2025	\$750.00	\$750.00	\$825.00	\$905.00
1209 - E	2 Beds, 1 Bath	9/30/2025	\$740.00	\$740.00	\$825.00	\$905.00
1209 - F	2 Beds, 1 Bath	5/31/2025	\$725.00	\$725.00	\$825.00	\$905.00
1211 - A	2 Beds, 1 Bath	4/30/2025	\$715.00	\$715.00	\$825.00	\$905.00
1211 - B	2 Beds, 1 Bath	6/30/2025	\$715.00	\$715.00	\$825.00	\$905.00
1213 - A	2 Beds, 1 Bath	8/31/2025	\$825.00	\$825.00	\$825.00	\$905.00
1213 - B	2 Beds, 1 Bath	2/28/2026	\$750.00	\$750.00	\$825.00	\$905.00
1213 - C	2 Beds, 1 Bath	Vacant	Vacant	\$825.00	\$825.00	\$905.00
1213 - D	2 Beds, 1 Bath	11/1/2025	\$785.00	\$785.00	\$825.00	\$905.00
1213 - E	2 Beds, 1 Bath	3/31/2025	\$695.00	\$695.00	\$825.00	\$905.00
1213 - F	2 Beds, 1 Bath	Vacant	Vacant	\$825.00	\$825.00	\$905.00
Totals	N/A	N/A	\$8,965.00	\$10,615.00	\$11,550.00	\$12,670.00
Annualized	N/A	N/A	\$107,580.00	\$127,380.00	\$138,600.00	\$152,040.00

\*Pro Forma rent amount based on 23 2-bedroom, 1-bathroom apartment rentals seen in a 3 mile radius in the past year. Information sourced from Rentometer.com.



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# PRO FORMA INCOME & EXPENSES

## *Pro Forma*

Income	Rents	\$152,040.00
	8% Vacancy	\$12,163.20
	<b>Total Income</b>	<b>\$139,876.80</b>
*Expense	Taxes	\$8,887.65
	Insurance	\$6,000.00
	Maintenance & Repairs	\$24,500.00
	Utilities (Water, Sewer, Trash, Electric, & Gas)	\$19,200.00
	<b>Total Expenses</b>	<b>\$58,587.65</b>
<b>Net Income</b>		<b>\$81,289.15</b>
<b><i>per month</i></b>		<b><i>\$6,774.10</i></b>

\*These expenses represent typical expenses for similar apartment complexes, please contact the listing agent regarding expenses.



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# PROPERTY PHOTOS



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## Contact:

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